



Roof Repairs 5 — Flashing and Sealing

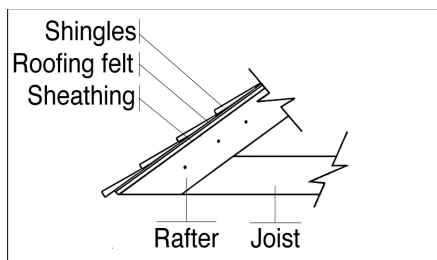


Figure 1.

On the roof, pay particular attention to penetration; for example, plumbing sewer vent pipes, skylights, fan exhaust covers (range, bath, etc.), chimneys and dormers. Anything that actually comes up through a roof is critical. Mentioned earlier in this series was the need for flashing in roof valleys and on roof edges. Thus, penetrations, valleys and edges need careful attention if the roof is to be preserved.

Roof Penetration

Specific printed instructions are provided by the asphalt shingle manufacturer. Use and follow these instructions in the packages of shingles applied to your roof.

Roof Edges

When water runs down your roof, especially in a slow rain, it pauses a moment before pouring off. At the moment of pause, it runs back under the edge of the shingle, often reaching the edge of the sheathing and wetting it. As this happens repeatedly over the years, the sheathing rots. This may be prevented in a number of ways. The simplest method is to edge the roof deck (sheathing) with metal.

- Fit preformed metal drip edging snugly against the fascia (edge) board at the eaves (edge) of the roof.
- Nail it every 12 inches with roofing nails centered in the top surface. Do this on the edge before applying the #15 felt underlayment.
- After applying the underlayment to the entire roof, install the metal drip edge to the roof rake edge (sloping, gable end edges).

This document is IFAS
publication DH 516.

Adapted by UF/IFAS from:
Document DH-062,
IFAS Disaster Handbook for
Extension Agents (developed
by the Cooperative Extension
Service for the benefit of
Florida's citizens)



“Only a water-tight roof is considered an adequate roof.”

Roof Valleys

There are several methods of adequately waterproofing valleys. The important thing is to give them the special attention required. Some methods are:

- Use 28-ga. galvanized, corrosion-resistant metal, minimum.
 - Extend the metal from the center line of the valley a minimum of 8 inches each way from the center.
 - Sections must be pointed to provide adequate waterlock.
- Woven or closed valleys may be constructed by centering 36-inch wide, no less than #50, roofing felt (tar paper) in the valley over the basic #15 felt, or
- If the valley is made of laced composition shingles, #30 felt (tar paper) extending 10 inches from the center line each way is acceptable, or
- Two layers of #90 mineral-surfaced cap sheet cemented together with the bottom layer not less than 12 inches wide laid face down and the top layer of not less than 24 inches wide laid face up.

Conclusion

Only a water-tight roof is considered an adequate roof. Inspect the job carefully and seal any doubtful areas with roofing cement (asphalt). Moisture control problems are the biggest maintenance job we encounter; avoid future problems now.